

IN THE MATTER OF THE APPLICATION OF FRANCIS J. WALKER, ET UX FOR A ZONING VARIANCE ON PROPERTY LOCATED ON WEST SIDE OF FAIRVIEW ROAD, 65' SOUTH OF THE CENTERLINE OF MINNA ROAD (3016 FAIRVIEW ROAD) 2ND ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT

OPINION

The matter comes before the Board, an appeal from the Planning Commissioner's Order denying the side yard setback of 6 inches in lieu of the required 7.5 feet for a proposed carport.

Testimony was received from James J. Martin of A.J. Builders who indicated that a building permit was applied for, however, same could not be granted without the receipt of the variance requested. The witness presented a survey indicating that the dwelling currently has a macadam driveway which lies 1 foot from the adjoining property owner's property line. Mr. Walker, the Petitioner, wishes to construct an open carport under the existing driveway. Mr. Martin described the carport as being in conformity with the design of the Walker home and having a flat roof with gutter and downspout. Said downspout would be designed to carry water underground out into the street where it would drain into the County storm drain located there.

Mr. Francis J. Walker requested that the carport would protect his cars from vandalism which he has suffered in the past and the drainage which now flows off the driveway would be carried away by the gutter and downspout system described above. He further testified there are several other carports such as the proposed carport existing in his neighborhood.

Francis J. Walker, et ux, Case No. 90-165-A

Mrs. Frances Sanders, the next-door neighbor of Mr. Walker, indicated she has a water problem with her home and a damp basement. Her desires were to not have any more water runoff onto her property and feels that the addition of a carport would increase the water runoff into her yard. Her daughter, Gwendolyn Berns, agreed with her mother's testimony before the Board.

After consideration of the testimony and evidence, the Board feels that the construction of the proposed carport would not be detrimental to the health, safety, and welfare of the adjoining property owner as the existing driveway is already at a distance of 1 foot from the property line.

ORDER

For the reasons as set forth herein, it is this 21st day of August, 1990 by the County Board of Appeals of Baltimore County ORDERED that the requested Petition for Zoning Variance to permit a side yard setback of 6 inches in lieu of the required minimum of 7.5 feet for a proposed carport be and the same is hereby GRANTED on the condition that the gutter and downspout outflow be directed and exit onto the street immediately in front of the Petitioner's home.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Arnold G. Foreman, Acting Chairman
Lynn B. Moreland
Michael B. Bauer

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 434-3188 887-3180

July 11, 1990

NOTICE OF POSTPONEMENT AND REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-165-A FRANCIS J. WALKER, ET UX
W/s of Fairview Rd., 65' S of the c/l of Minna Rd. (3016 Fairview Rd.)
2nd Election District
2nd Councilmanic District
VAR -side yard setbacks of 6" in lieu of 7.5' for proposed carport.
11/21/89 - Z.C.'s Order DENYING Petition.

Which was scheduled for hearing on July 11, 1990 was CONTINUED by agreement of all parties to August 21, 1990 and therefore has been reassigned as follows:

REASSIGNED FOR: TUESDAY, AUGUST 21, 1990 at 10:00 a.m.

cc: Francis J. Walker, et ux Petitioners/Appellants

Mrs. Frances Sanders
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

Linda Lee M. Kusmaul
Legal Secretary

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 434-3188 887-3180

February 9, 1990

AMENDED NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-165-A FRANCIS J. WALKER, ET UX
W/s of Fairview Rd., 65' S of the c/l of Minna Rd. (3016 Fairview Rd.)
2nd Election District
2nd Councilmanic District
VAR -sideyard setbacks of 6" in lieu of 7.5' for proposed carport.
11/21/89 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: WEDNESDAY, JULY 11, 1990 at 1:00 p.m.

cc: Francis J. Walker, et ux Petitioners/Appellants

Mrs. Frances Sanders
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

Linda Lee M. Kusmaul
Legal Secretary

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 8, 1990

Baltimore County Board of Appeals
Zoning Commissioner
County Office Building, Room 315
Towson, Maryland 21204

RE: Petition for Zoning Variance
W/S of Fairview Road, 65' S
of the c/l of Minna Road
(3016 Fairview Road)
2nd Election District, 2nd Councilmanic District
Francis J. Walker, et ux - Petitioner
Case No. 90-165-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on December 15, 1989 by Francis J. Walker, et ux. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner

JRH:jat

Enclosures

cc: Francis J. Walker, et ux, 3016 Fairview Road, Balto., Md. 21207

Mrs. Sanders, 3014 Fairview Road, Baltimore, Md. 21207

People's Counsel of Baltimore County

Rm. 304, County Office Bldg., Towson, Md. 21204

File

Dennis F. Harniman
County Executive

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Haines:

Mr. and Mrs. Francis J. Walker
3016 Fairview Road
Baltimore, Maryland 21207

November 30, 1989

Re: PETITION FOR ZONING VARIANCE

W/S of Fairview Road
65' S of the c/l of Minna Road
(3016 Fairview Road)
2nd Election District
2nd Councilmanic District
Francis J. Walker, et ux - Petitioners
Case No. 90-165-A

I am appealing your decision of November 21, 1989 as referenced by the above for the following reasons:

1. There is only a 1 and one-half inch drop for the car-port, thereby disputing the claim that it will cause an undue hardship on the Saunders grounds due to drainage.
2. Because of the way it will be constructed any run-off will drain off into my driveway and cannot run onto the Saunders property.
3. Thirdly, and most importantly, this drain run-off would in fact improve the drainage problem currently existing.

Your reconsideration of this matter will be greatly appreciated. I will be at your disposal for any questions you may have regarding this matter.

Sincerely,

Francis J. Walker

Jean Walker

Jon E. Walker

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Account: R-011-6150
Number

No. 704

Date

12/15/89

APPEAL FEES

150 - OF ALL OTHER ORDERS

150 - POSTING SIGNS / ADVERTISEMENTS

LAST NAME OF OWNER: WALKER

Parcel 90-165-A

B 038*****150/0/4 3114F

Please make checks payable to: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-165-A

District: 2nd

Date of Posting: January 29, 1990

Posted for: Appeal

Petitioner: Francis J. Walker, et ux

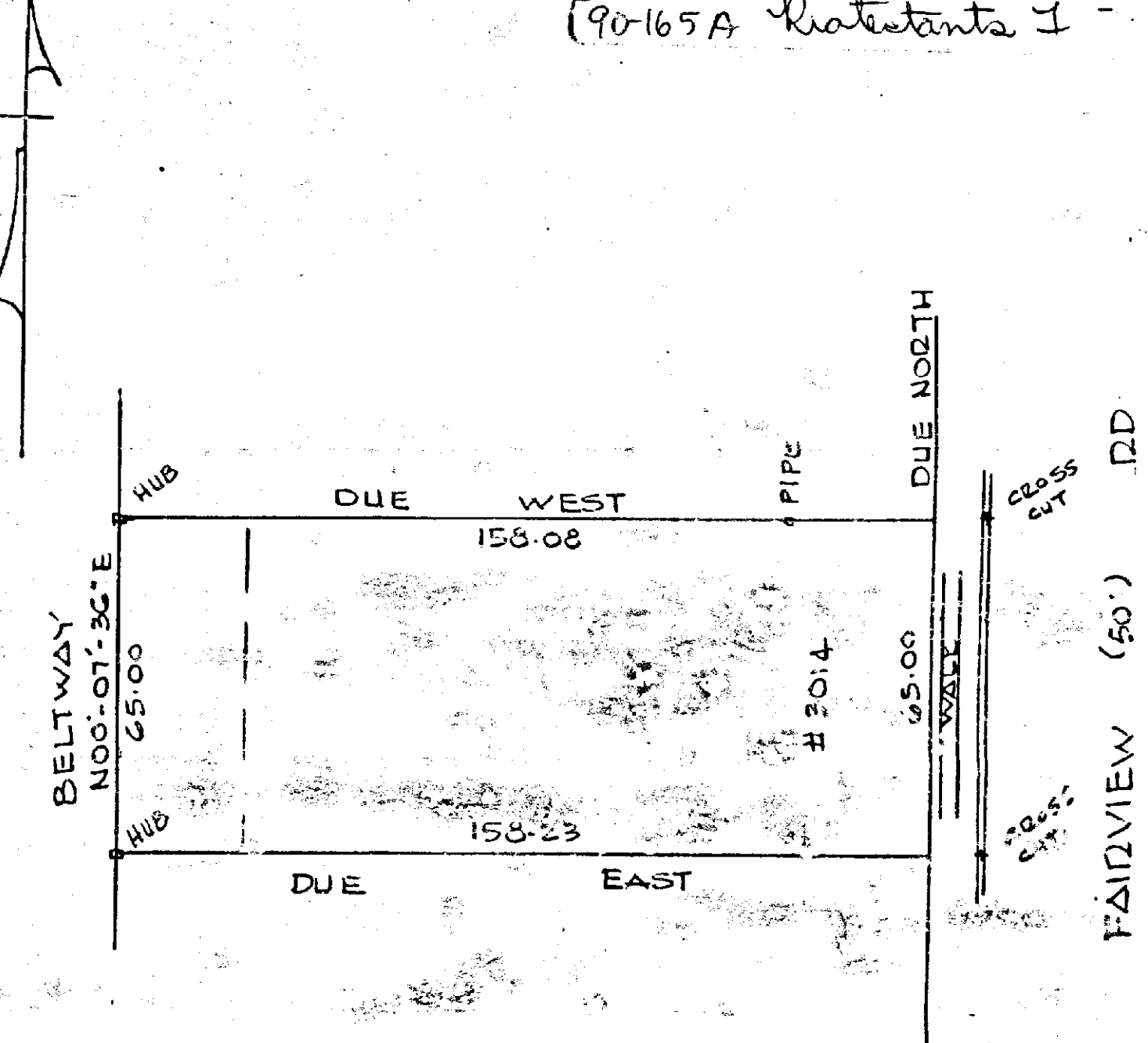
Location of property: W/S of Fairview Road, 65' S of the c/l of Minna Road, 3016 Fairview Road

Location of Sign: In front of 3016 Fairview Road

Number of Signs: 1

Posted by: L. J. Grata

Date of return: February 2, 1990



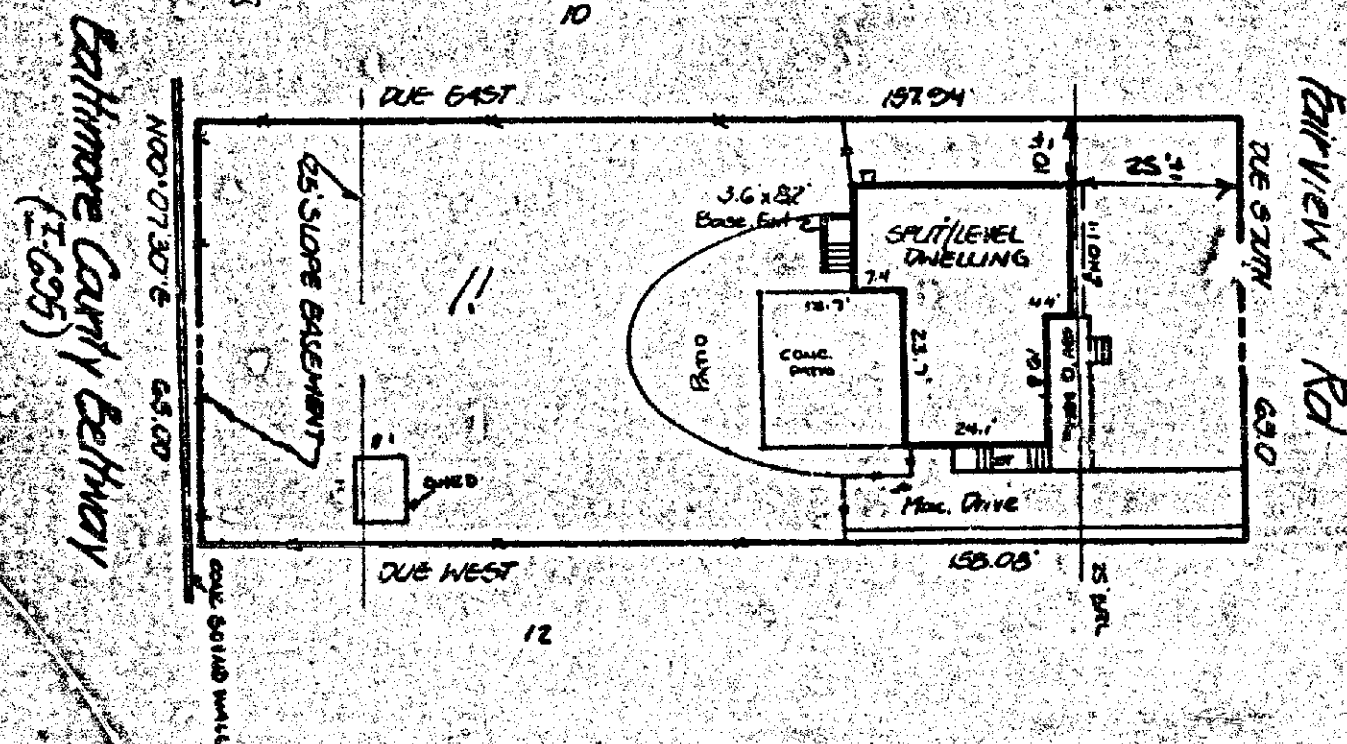
LOT 10 BLOCK F PLAT 1 SECT. 1
WOODMOOR ESTATES
PLAT BOOK 21-25
2ND DISTRICT BALTIMORE CO, MARYLAND
Scale 1" = 30' DATE 7-5-90



FRANK B. LEE
1377 NEIGHBOURS AVE
BALTIMORE, MD 21207

LANDTECH ASSOCIATES INC.
1410 CRAIN HIGHWAY N.W. SUITE 70
GLEN BURNIE, MARYLAND 21061
(301) 768-2121

90-165-A Petitioner's 1



NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

NOTE: No title report furnished.

CERTIFICATION: This is to certify that the improvements indicated hereon are located as shown. This is not a property line survey and should not be used as such.

Graden A. Rogers

GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

LIBER _____ FOLIO _____
LOT 11 BLOCK F SECT. II PLAT I
PLAT ENTITLED WOODMOOR ESTATES
RECORDED IN BALTIMORE CO., MD.
PLAT BOOK 21 FOLIO 65

3016 Fairview Rd.

SCALE 1"=30' CASE NO. _____
DATE 6-28, 1982 JOB NO. 15820221

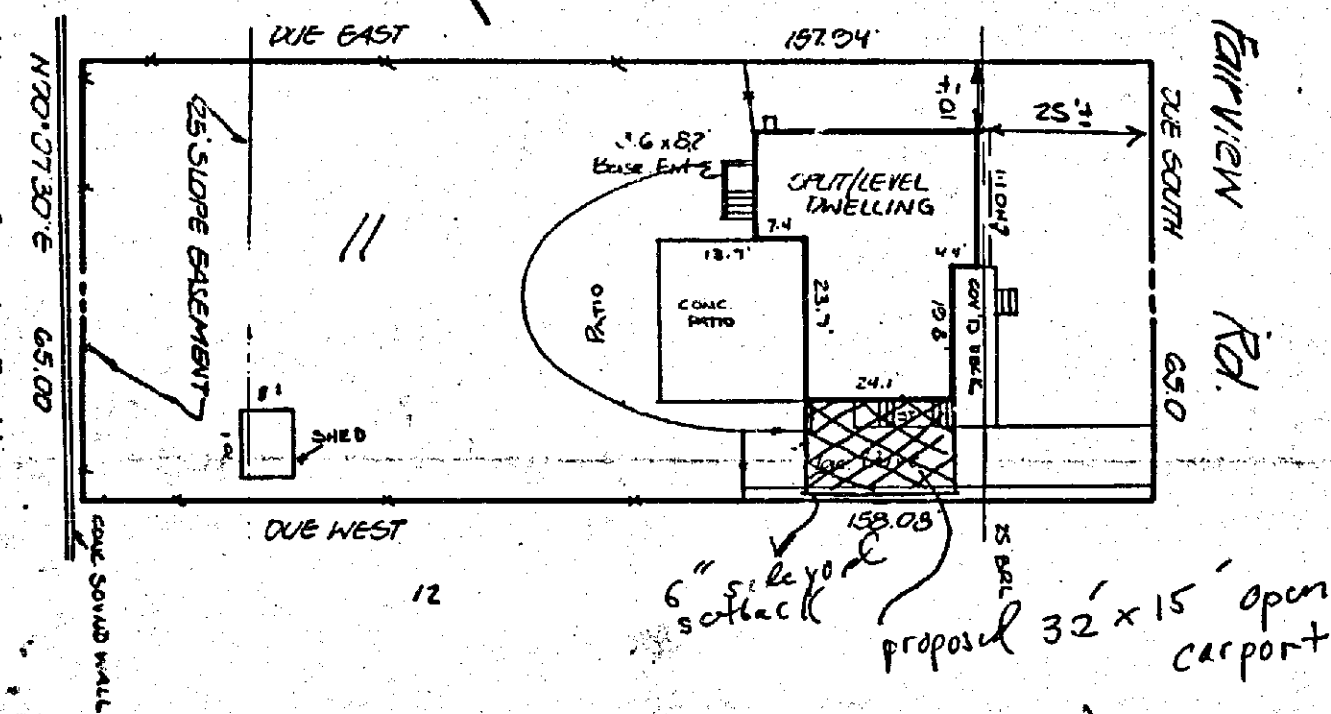


LANDTECH ASSOCIATES INC.
1410 CRAIN HIGHWAY N.W. SUITE 70
GLEN BURNIE, MARYLAND 21061
(301) 768-2121

#32

PETITIONER'S EXHIBIT 1

Baltimore County Beltway
(I-695)



FAIRVIEW ROAD (50 foot R/W)

Plat for Zoning VARIANCE
OWNER - FRANCIS + JEAN WALKER
DISTRICT 2, Zoned DR5.5
SUBDIVISION - WOODMOOR ESTATES
LOT 11, Blk F, Book #01
Existing Folio 65
Situated in Fairview Rd.
Lot size - 10,270 sq. feet
0.236 ac

NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM



NOTE: No title report furnished.

CERTIFICATION: This is to certify that the improvements indicated hereon are located as shown. This is not a property line survey and should not be used as such.

Graden A. Rogers

GRADEN A. ROGERS — PROP. L.S. MD. LIC. NO. 119

LIBER _____ FOLIO _____
LOT 11 BLOCK F SECT. II PLAT I
PLAT ENTITLED WOODMOOR ESTATES
RECORDED IN BALTIMORE CO., MD.

3016 Fairview Rd.

SCALE 1"=30' CASE NO. _____

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 13, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a daily newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct 12, 1989.

THE JEFFERSONIAN,

S. Zebe Olson
Publisher

P017273
ny M34245
re 90-165-A
price \$4334

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

90-165-A

District 2nd Date of Posting 10-16-89
Posted for Variance
Petitioner Francis J. Walker, et ux
Location of property W/S of Fairview Road, 65' S of the c/l of Minna Road (3016 Fairview Road)
Location of Sign Along front of 3016 Fairview Road
Remarks: _____
Posted by A. J. Haines Date of return 10-26-89
Number of Signs 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

DATE 10/17/89

Re: Petition for Zoning Variance
CASE NUMBER 90-165-A
W/S of Fairview Road, 65' S of c/l of Minna Road
3016 Fairview Road
2nd Election District - 2nd Councilmanic District
Petitioner(s) Francis J. Walker, et ux
HEARING: THURSDAY, NOVEMBER 9, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Walker:

Please be advised that \$93.54 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs
cc: File

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

September 27, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER 90-165-A
W/S of Fairview Road, 65' S of c/l of Minna Road
3016 Fairview Road
2nd Election District - 2nd Councilmanic District
Petitioner(s) Francis J. Walker, et ux
HEARING: THURSDAY, NOVEMBER 9, 1989 at 2:00 p.m.

Variances to permit a 6 inch side yard setback in lieu of the minimum 7.5 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs
cc: Mr. & Mrs. Walker
File

Petition for Zoning Variance

W/S of Fairview Road, 65' S of the c/l of Minna Road (3016 Fairview Road)
2nd Election District - 2nd Councilmanic District
Francis J. Walker, et ux - Petitioner
Case No. 90-165-A

Petition for Zoning Variance

Description of Property
Certificate of Posting
Certificate of Publication
Zoning Plans Advisory Committee Comments
Director of Planning & Zoning Comments, dated October 31, 1989
Petitioner's Exhibits: 1. Plat
Zoning Commissioner's Order, dated November 21, 1989
Notice of Appeal received December 15, 1989

List all Names of parties involved

Francis J. Walker, et ux
3016 Fairview Road
Baltimore, Maryland 21207
Mrs. Sanders
3014 Fairview Road
Baltimore, Maryland 21207
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
Request Notification: P. David Fields, Director of Planning & Zoning
Patrick Keller, Office of Planning & Zoning
J. Robert Haines, Zoning Commissioner
Ann M. Rastorowicz, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
M. Carl Richards, Jr., Zoning Coordinator
Docket Clerk
Arnold Jablon, County Attorney

receipt

Account: R0014150
Number: 257

90-165

Mr. and Mrs. Francis J. Walker
3016 Fairview Road
Baltimore, Maryland 21207
November 30, 1989

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Haines:

Re: PETITION FOR ZONING VARIANCE
W/S of Fairview Road, 65' S of the c/l of Minna Road (3016 Fairview Road)
2nd Election District
2nd Councilmanic District
Francis J. Walker, et ux - Petitioners
Case No. 90-165-A

I am appealing your decision of November 21, 1989 as referenced by the above for the following reasons:
1. There is only a 1 and one-half inch drop for the car-port, thereby disputing the claim that it will cause an undue hardship on the Saunders grounds due to drainage.
2. Because of the way it will be constructed any run-off will drain off into my driveway and cannot run onto the Saunders property.
3. Thirdly, and most importantly, this drain run-off would in fact improve the drainage problem currently existing.
Your reconsideration of this matter will be greatly appreciated. I will be at your disposal for any questions you may have regarding this matter.

Sincerely,
Francis J. Walker
Francis J. Walker
Jean Walker
Jean E. Walker

RECEIVED DEC 1 5 1989

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

November 21, 1989

Mr. & Mrs. Francis J. Walker
3016 Fairview Road
Baltimore, Maryland 21207

RE: PETITION FOR ZONING VARIANCE
W/S of Fairview Road, 65' S of the c/l of Minna Road (3016 Fairview Road)
2nd Election District - 2nd Councilmanic District
Francis J. Walker, et ux - Petitioners
Case No. 90-165-A

Dear Mr. & Mrs. Walker:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Mr. Charlotte Radcliffe at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs
cc: Mrs. Sanders
3014 Fairview Road, Baltimore, Md. 21207
People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 30, 1989

Mr. & Mrs. Francis J. Walker
3016 Fairview Road
Baltimore, MD 21207

RE: Item No. 32, Case No. 90-165-A
Petitioner: Francis J. Walker, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Walker:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 897-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 9th day of August, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Francis J. Walker, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 31, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Francis J. Walker, Item 32
Zoning Petition No. 90-165A

The Petitioner requests a Variance to permit a 6 ft. side yard setback in lieu of the minimum 7.5 ft.

In reference to this request, Staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK:JL:qgl
P90/165A

11/1/89 mailed copies sent

NOV 01 1989

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Townson, Maryland 21204
(301) 887-3354

RECEIVED
AUG 31 1989

ZONING OFFICE

August 25, 1989

Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 25, 27, 29, 30, 31, 32, 33, 34, 35, 36, 38, 39, 40, 41, and 42.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/lw

Baltimore County
Fire Department
800 York Road
Townson, Maryland 21204-2536
(301) 887-4500

AUGUST 11, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Property Owner: FRANCIS J. WALKER
Location: W/S OF FAIRVIEW ROAD
Item No.: 32 Zoning Agenda: AUGUST 8, 1989

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Pat Keller* Noted and Approved *Pat Keller*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

AUG 16 1989

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

January 8, 1990

Baltimore County Board of Appeals
County Office Building, Room 315
Townson, Maryland 21204

RE: Petition for Zoning Variance
W/S of Fairview Road 55' S
of the c/l of Minna Road
(3016 Fairview Road)
2nd Election District, 2nd Councilmanic District
Francis J. Walker, et ux - Petitioner
Case No. 90-165-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on December 15, 1989 by Francis J. Walker, et ux. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

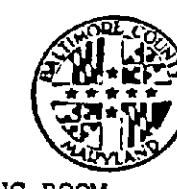
JRH:jat

Enclosures

cc: Francis J. Walker, et ux, 3016 Fairview Road, Balto., Md. 21207
Mrs. Sanders, 3014 Fairview Road, Baltimore, Md. 21207

People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Townson, Md. 21204

File



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180
February 9, 1990

HEARING ROOM -
Room 301, County Office Bldg.

AMENDED NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-165-A FRANCIS J. WALKER, ET UX
W/S of Fairview Rd., 55' S of the c/l
of Minna Rd. (3016 Fairview Rd.)
2nd Election District
2nd Councilmanic District
VAR - sideyard setbacks of 6' in lieu of 7.5'
for proposed carport.
11/21/89 - Z.C.'s Order DENYING Petition.

ASSIGNED FOR: WEDNESDAY, JULY 11, 1990 at 1:00 p.m.

cc: Francis J. Walker, et ux Petitioners/Appellants

Mrs. Frances Sanders

People's Counsel of Baltimore County

P. David Fields

Pat Keller

J. Robert Haines

Ann M. Mastarowicz

James E. Dyer

W. Carl Richards, Jr.

Docket Clerk - Zoning

Arnold Jablon, County Attorney

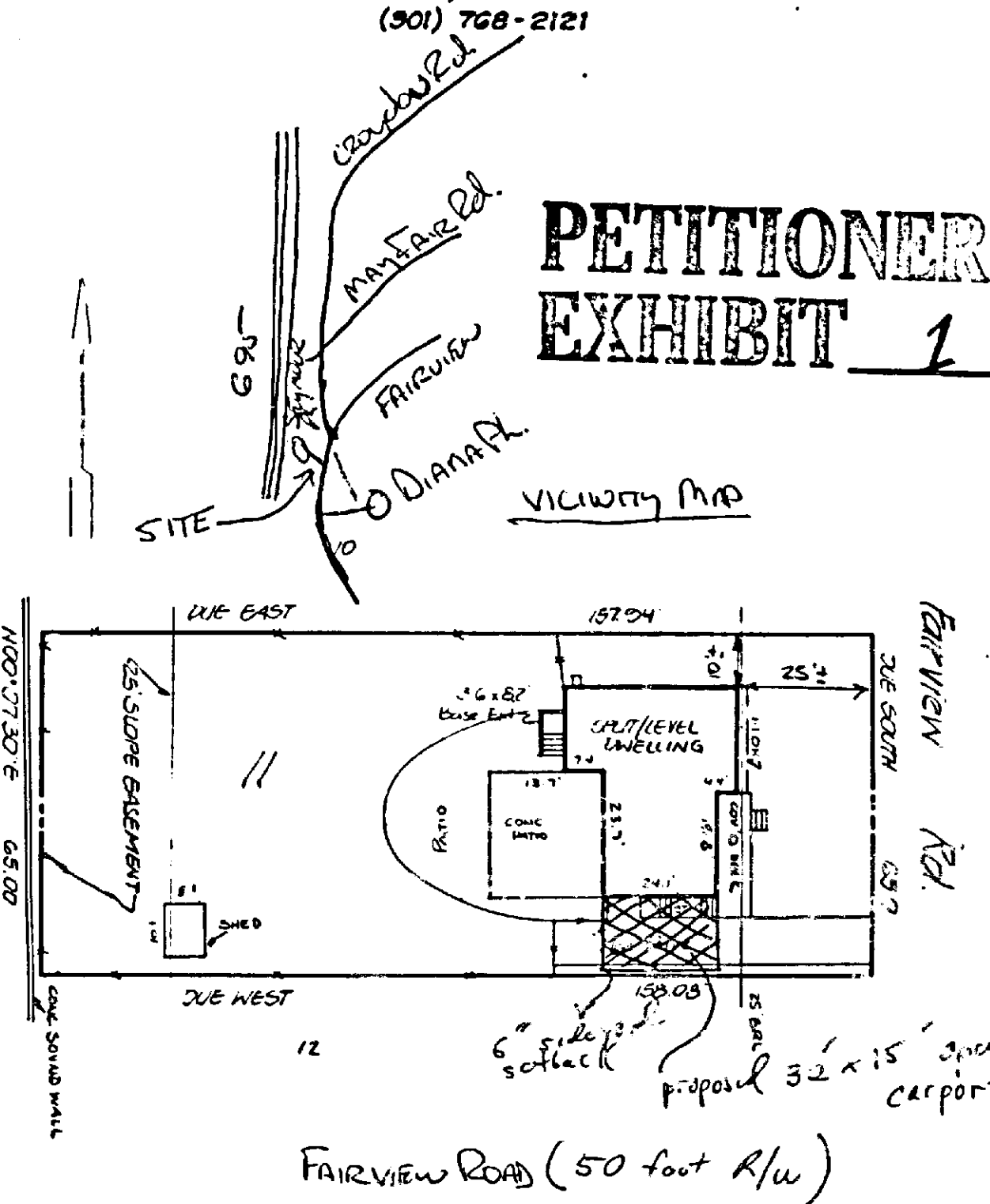
LindaLee M. Kuszmaul
Legal Secretary

out per Shirley Hess 2/12/90

LANDTECH ASSOCIATES INC.
4400 CHAIN HIGHWAY N.W. SUITE 10
GLEN BURNIE, MARYLAND 21061
(301) 728-2121

#32

PETITIONER'S
EXHIBIT 1



Fairview Road (50 foot R/W)

Plat for Zoning Variance

OWNER - FRANCIS J. WALKER

DISTRICT 2, ZONED RS-55

Subdivision - Woodmore Estates

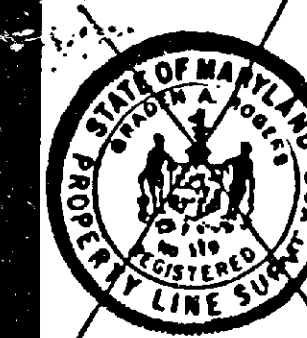
Lot 11, Block 1, Page 401

Existing - 150' x 150'

Shed in Fairview Rd.

Lot 572 - 10,270 sq. ft.

.236 ac



NOTE: No title report furnished.

CERTIFICATION: This is to certify that the improvements indicated hereon are located as shown. This is not a property line survey and should not be used as such.

Graden A. Rogers
GRADEN A. ROGERS - PROFESSIONAL LAND SURVEYOR

BOOK 11 BLOCK 1 SECT. 2 PLAT 1

PLAT ENTITLED WOODMORE ESTATES

RECORDED IN BALTIMORE CO. MD.

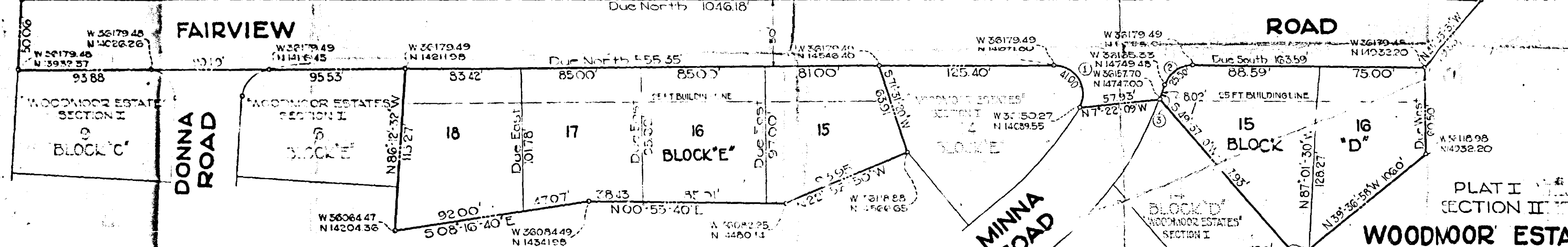
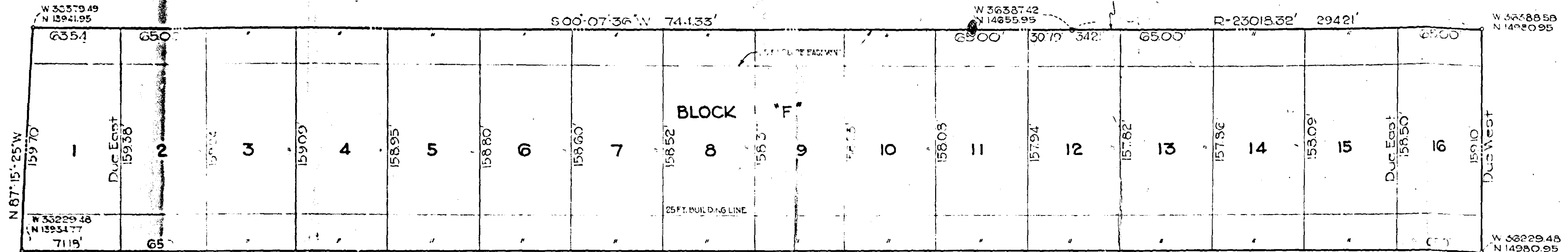
DATE 2-12-90

3016 Fairview Rd

SCALE 1" = 20' CASE NO.

DATE 2-12-90 JOB NO. 100000000

PROPOSED BALTIMORE COUNTY BELTWAY



FAIRVIEW

DONNA ROAD

MINNA ROAD

ROAD

PLAT I
SECTION II

WOODMOOR ESTATES

SCALE: 1"=40' ELECT. DIST. 2"

OWNED/DEVELOPED BY

DAMAN COMPANY

220 E. EXINGTON ST.

BALTO-18-MD.

CURVE DATA						
No	RADIUS	Δ	ARC	TANGENT	CHORD	CHORD BEARING
1	100'	117°27'20"	4100'	32.93'	34.19'	N58°47'40"E
2	200'	73°02'30"	25.50'	14.81'	23.50'	N36°31'15"W
3	225'	2°02'30"	802'	401'	3.02'	N71°59'39"W

The requirements of Sections 72A, 72B, and of Article 17 of the Annotated Codes of Md. 1939 (Title Clerk of Court, Subtitle Clerk of Circuit Courts) or for as they relate to the making of this plat and setting the markers have been complied with.

NOTES

The streets and/or roads shown hereon and the point on thereof in deeds are for the purpose of description only and are not intended to be dedicated to public use. The fee simple title thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs & assigns.

The coordinates shown hereon are based on the system of coordinates as shown or established by the Baltimore County Metropolitan District and are based on the following traverse stations:

APPROVED
BALTIMORE COUNTY HEALTH DEPARTMENT
William H. Warshawsky April 29, 1955
DEPUTY STATE & COUNTY HEALTH OFFICER DATE

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT & LOCATION
By *Robert J. Hagg* May 4, 1955
ROADS ENGINEER DATE

APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION
By *Frederick R. Rice* April 28, 1955
DIRECTOR DATE

Filed for record
Date MAY 9 1955
Test:

George E. Byerly
Clerk

ENGINEERING ASSOCIATES
640 LAUREL DRIVE
ALTO, 7, MD.

#32